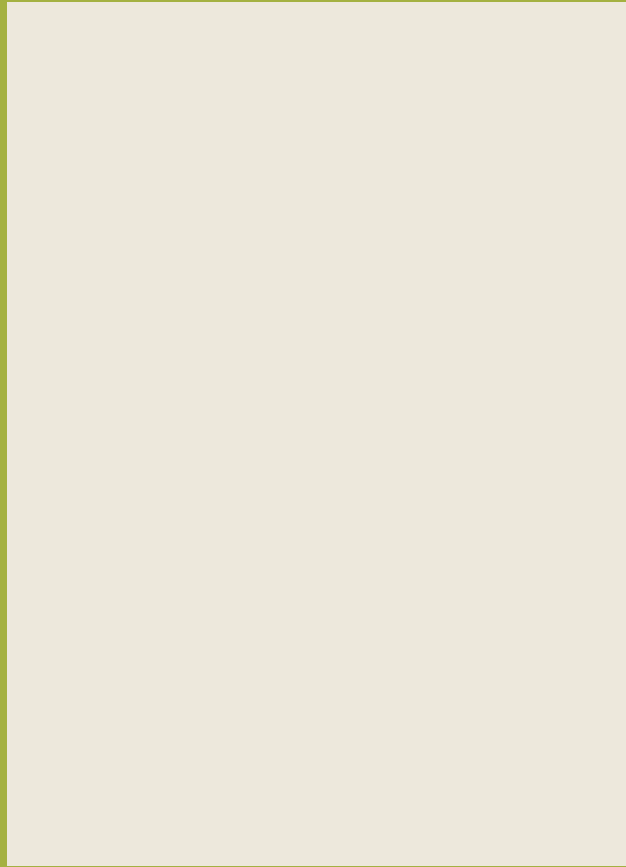




PARK ROAD



The Yorkville Flatiron



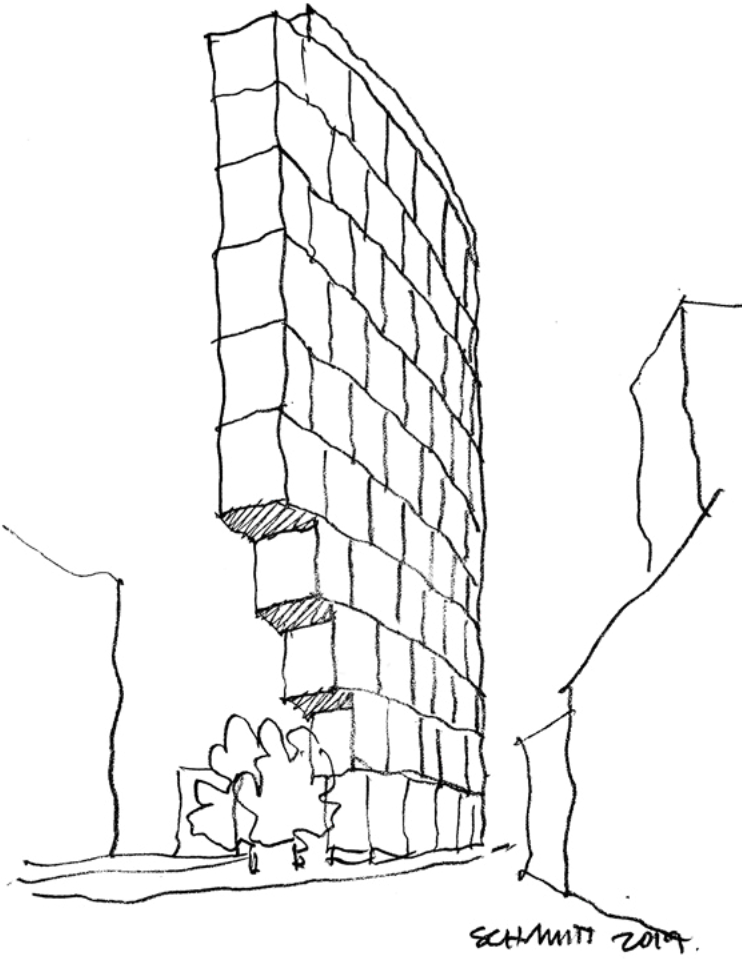
DEVELOPER **Capital Developments**

ARCHITECT **Diamond Schmitt**

INTERIOR DESIGNER **Cecconi Simone**



Original Sketch
by Donald Schmitt
Principal, Diamond Schmitt



CHAPTER NO. 1

ARCHITECTURE



A premium address of timeless architecture and forever views

A progressive take on the flatiron building typology, Park Road joins acclaimed Yorkville as its newest architectural triumph.

Notable firm Diamond Schmitt has designed the residential tower to naturally complement the surrounding streets' geometries with a slim silhouette that evokes a sculptural presence. The bold concept's structural transitions harmoniously respond to nearby historic structures and the Rosedale Valley Ravine beyond.

Park Road's Yorkville surroundings personify the best of the city in one desirable locale. Flagship designer boutiques and art galleries line the streets, promising elevated shopping. Michelin Star dining experiences make for unforgettable culinary moments. Residential addresses are highly coveted.

In such a dynamic neighbourhood, areas of quiet are a desired rarity. Park Road, located just off Collier Street and Park Road, delivers. Access to the rest of the city is close by. The residence is a two-minute walk from the Bloor-Yonge TTC Subway entrance. Park Road settles seamlessly between unobstructed panoramas of picturesque Rosedale Valley and Yorkville's exuberant charm.



Park Road presented the opportunity to introduce a building with a pure and simple sculptural expression that takes advantage of its exceptional location in the city. In addition to creating a unique and connected living experience for residents, Park Road will also animate the neighbourhood and create a distinctive presence along Toronto's skyline.

Donald Schmitt
Principal, Diamond Schmitt

**diamond
schmitt**

From Toronto's award-winning Four Seasons Centre for the Performing Arts to the National Arts Centre in Ottawa, Diamond Schmitt has been shaping Canada's landscape for decades. Founding principal, Donald Schmitt, is a member of the Order of Canada. The global architecture firm's local roots also grant it especially unique insight into designing purpose-driven and highly sustainable buildings that define Toronto's character. Responsive to the cultural milieu of our times, the firm's innovative approach to architecture seeks to empower people, organizations, and communities to harness change for the greater public good. In addition to its Toronto headquarters, Diamond Schmitt has offices in Vancouver, Calgary, and New York City.

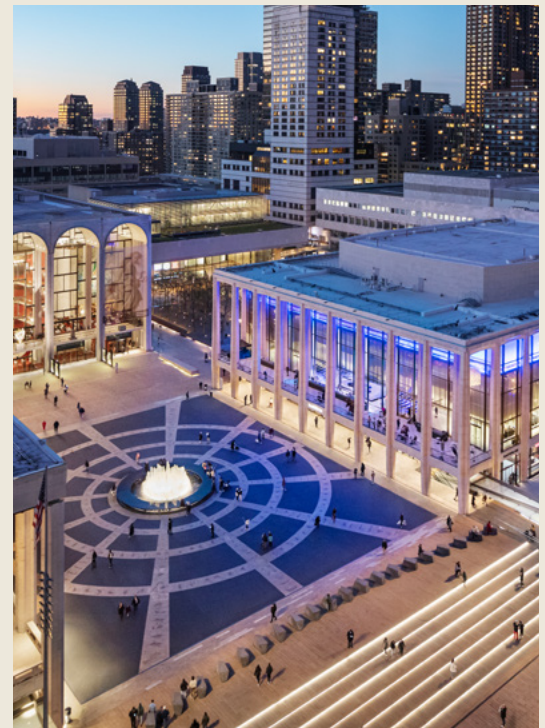


Four Seasons Centre for the Performing Arts,
Toronto

The Globe and Mail Centre,
Toronto



David Geffen Hall,
New York City





For centuries, flatiron buildings have been instantly-recognizable symbols of the cities in which they exist. In New York, the Flatiron Building at 175 Fifth Avenue remains one of the city's most quintessential skyscrapers despite being built in 1902. Madrid's magnificent Metropolis Building was also completed more than 100 years ago. In Toronto, Wellington Street's historic Gooderham Building will now share the flatiron honour with Park Road.

Diamond Schmitt's contemporary interpretation of the flatiron creates a striking addition to the city's skyline. Vertical fins in various densities and lengths articulate the tower's distinctive façade.

Forward-looking in both architectural concept and sustainable design, Park Road underscores the eco-conscious living of tomorrow. The tower delivers pedestrian- and bicycle-friendly infrastructure that encourages ride-sharing and cultivates community connections. A covered, artistically-lit porte-cochère provides an arrival akin to a five-star hotel. Yorkville's centrality situates the development in one of Toronto's most walkable neighbourhoods. In every way, Park Road defines liveability with distinction.





Forever Views

Framed by sweeping vistas of iconic Rosedale Valley, Park Road's north and east residences are visually connected to an expansive green landscape. Such unobstructed views in the midst of an ever-expanding city are as unique as they are peaceful. The tower's west and south sides present classic cityscapes full of excitement.



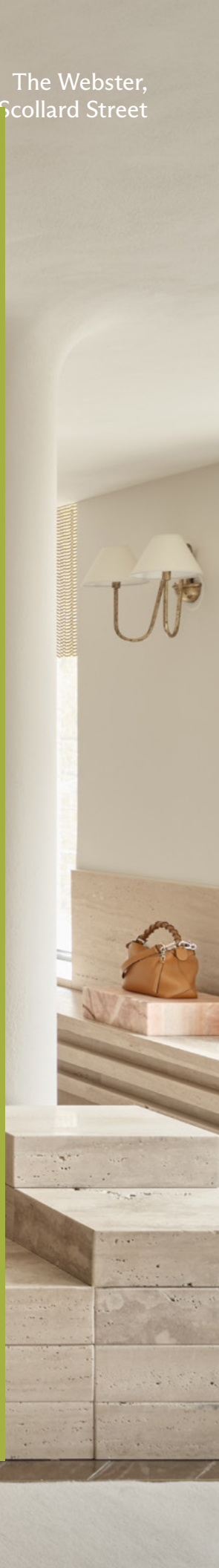
North View



East View

CHAPTER NO. 2

YORKVILLE



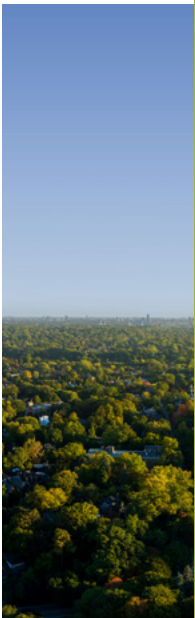
Forever Views

Framed by sweet
Park Road's not
connected to a
unobstructed v
city are as unqi
west and south
of excitement.

Class, comfort, and connection in Yorkville



North View



East View

Pairing the essence of city living with outdoor spaces, Yorkville expresses the true meaning of ease. The neighbourhood merges style, culture, art, and wellness with historic charisma preserved by its original 19th century cobblestone streets. Convenience-rich Yorkville features over 700 world-class boutiques, gourmet restaurants, hotels, and galleries.

Known for its exceptional walkability, Yorkville is a well-connected community. In its proximity are respected educational institutions such as the University of Toronto, Toronto Metropolitan University, Branksome Hall, and The York School. The neighbourhood also enjoys direct access to green spaces and nature. The Village of Yorkville Park, with its thematic landscape, is the recipient of numerous design awards. Nearby Ramsden Park is a true outdoor escape with trails that merge with the Rosedale Valley Ravine. Toronto's most esteemed cultural institutions, including the Toronto Reference Library and the Royal Ontario Museum, call Yorkville home.

By way of Bloor-Yonge TTC Subway station, Yorkville keeps you integrated with the rest of the Greater Toronto Area.

The Webster,
121 Scollard Street





Yorkville Map

Designer boutiques, specialty culinary offerings at the city's undisputed epicentre of Michelin Star eateries, and premium lifestyle brands make Yorkville Toronto's most illustrious shopping destination. Accommodating more than retailers, Yorkville is anchored by prestigious international hotels and diverse cultural experiences. Enrich your day by exploring onsite events, exhibitions, art installations, and seasonal programming.

YORKVILLE'S MICHELIN STAR GUIDE

Aburi Hana 🍁

7-Minute Walk — Aburi Hana's artfully developed modern Kyō-Kaiseki dinner selection celebrates local and global ingredients.

Alobar 🍁

10-Minute Walk — A welcoming cocktail bar with an exquisite menu makes Alobar a noteworthy food and drink destination.

Enigma 🍁

9-Minute Walk — Priding itself on seasonal selections, Enigma creates a modern-European fine dining experience with wine pairings to match.

Osteria Giulia 🍁

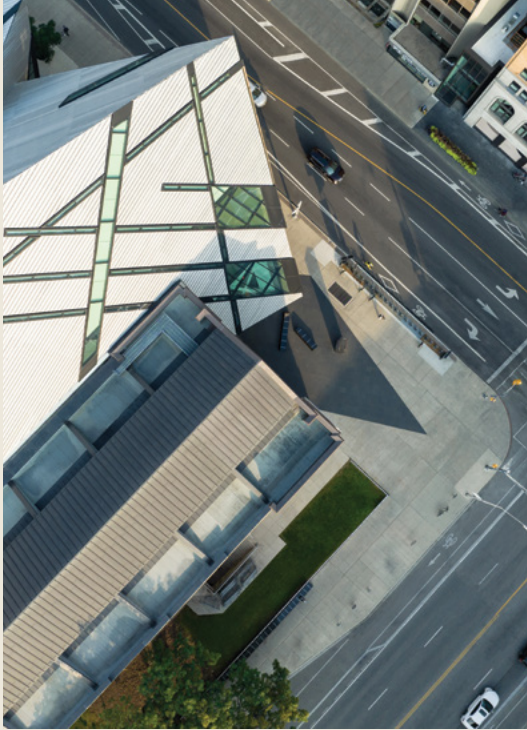
13-Minute Walk — Warm, intimate, and familiar, Osteria Giulia pays tribute to Italian traditions of the past.

Sushi Masaki Saito 🍁🍁

12-Minute Walk — An entirely personal experience, Chef Saito hand-delivers each piece of sushi directly to your plate.



Royal Ontario Museum,
100 Queen's Park



Osteria Giulia,
134 Avenue Road

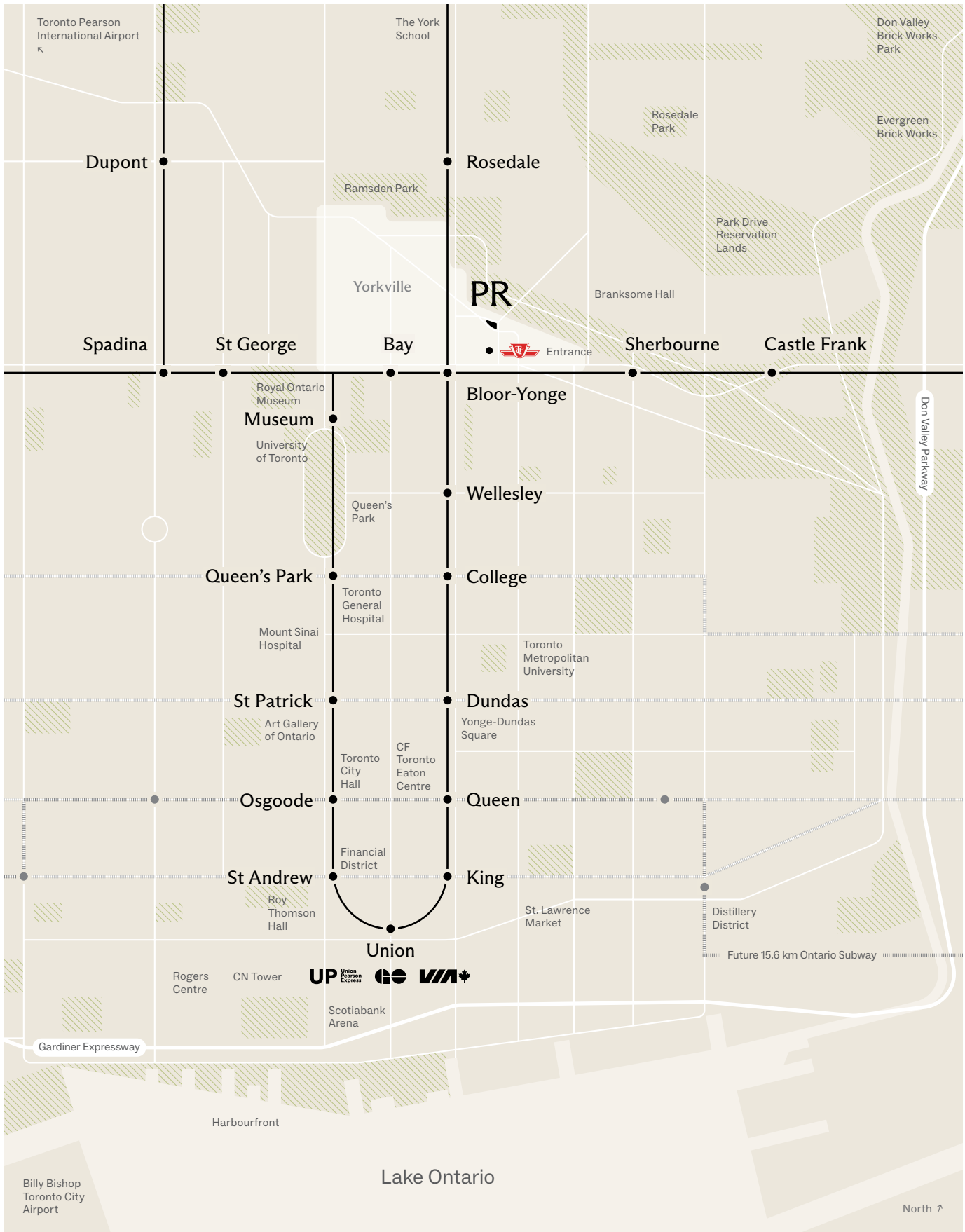
Hermès,
100 Bloor Street West



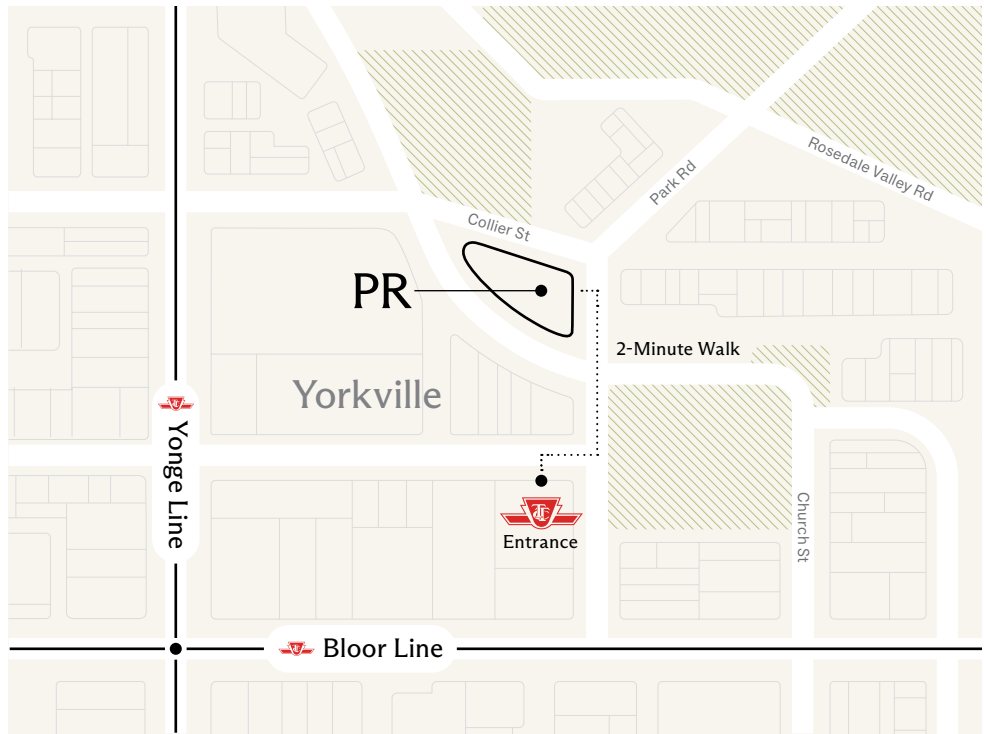


Aesop Yorkville,
94 Cumberland Street





TTC Transit Map



2-Minute Walk to Bloor-Yonge TTC Subway Entrance

A transit-oriented location, Yorkville simplifies sustainable, connected living. A two-minute walk, or less than 100 metres from Park Road, the Bloor-Yonge TTC Subway entrance is mere steps away. From there, explore the Greater Toronto Area with options for north, south, east, and westbound trains. Bloor-Yonge station is just six stops from Union station, which provides transfer points to regional GO Transit, national passenger rail service VIA Rail, and the UP Express to Pearson Airport.

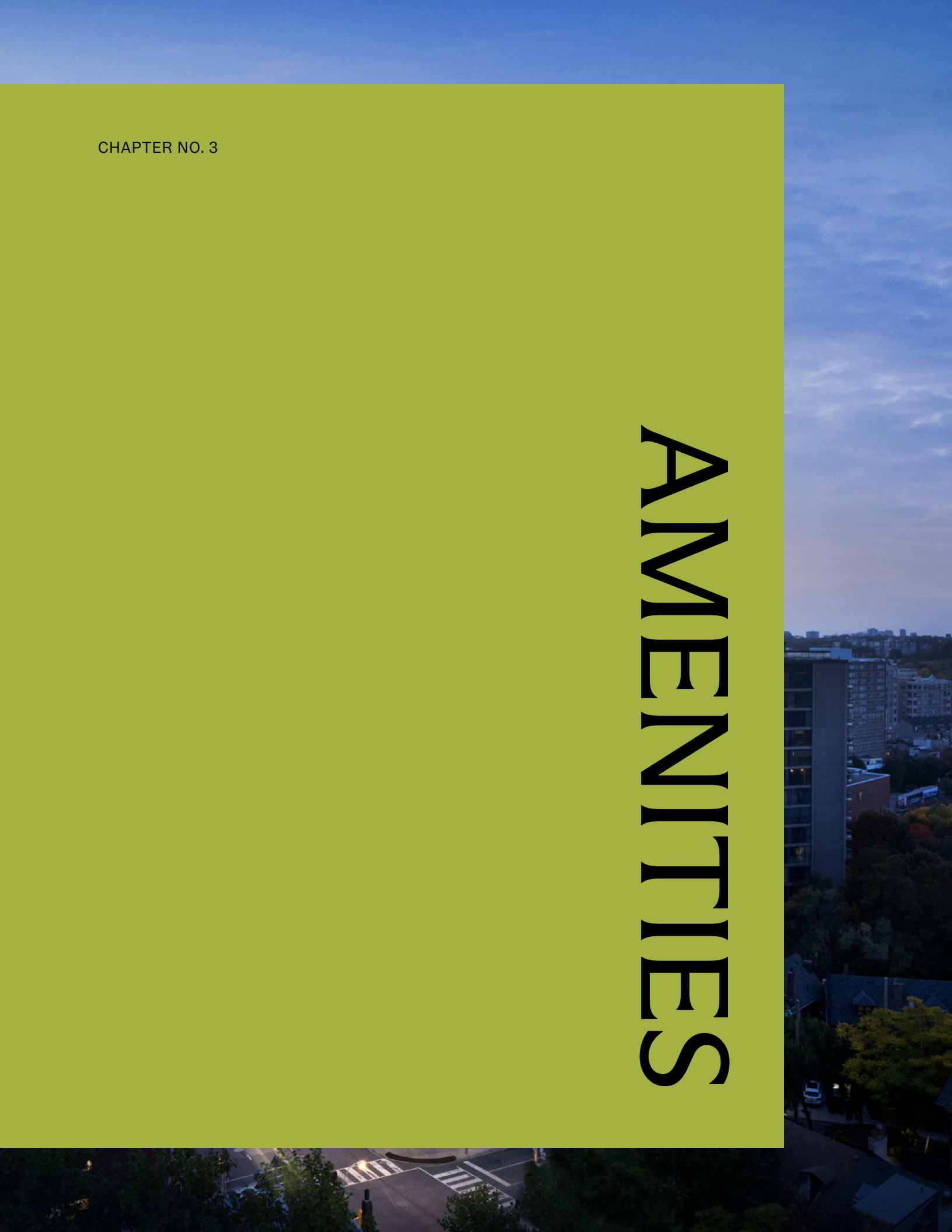
The Parkette at Park Road

Step outside of Park Road's grand entrance into a connecting parkette that seamlessly integrates with the building. Designed as a gathering point, the offering is open for the public to enjoy. The tree-lined parkette, with its plentiful seating, promises serene moments of rest and quiet contentment.



CHAPTER NO. 3

AMENITIES



The Parkette at Park Road

Step outside of
a connecting pa
the building. De
is open for the p
with its plentifu
of rest and quie

Shared spaces that indulge needs, desires, and a sense of discovery



Taking cues from Park Road's surroundings, interior design firm Cecconi Simone approaches the tower's amenities and interiors through a lens of contemporary elegance.

To immerse residents in Yorkville's sophistication, a double-height lobby with a sleek two-sided fireplace marks a poised sense of arrival. Building interiors reveal neutral tones that articulate understated grandeur. An abundance of natural light floods Park Road's airy interior, heightening the interaction between indoors and outdoors. A tasteful blend of enduring materials, modern finishes, and stylish colour palettes reflect a refined motif.

The project's amenities curate an elevated level of comfort. Shared areas integrate wellness and social spaces accentuate functionality.





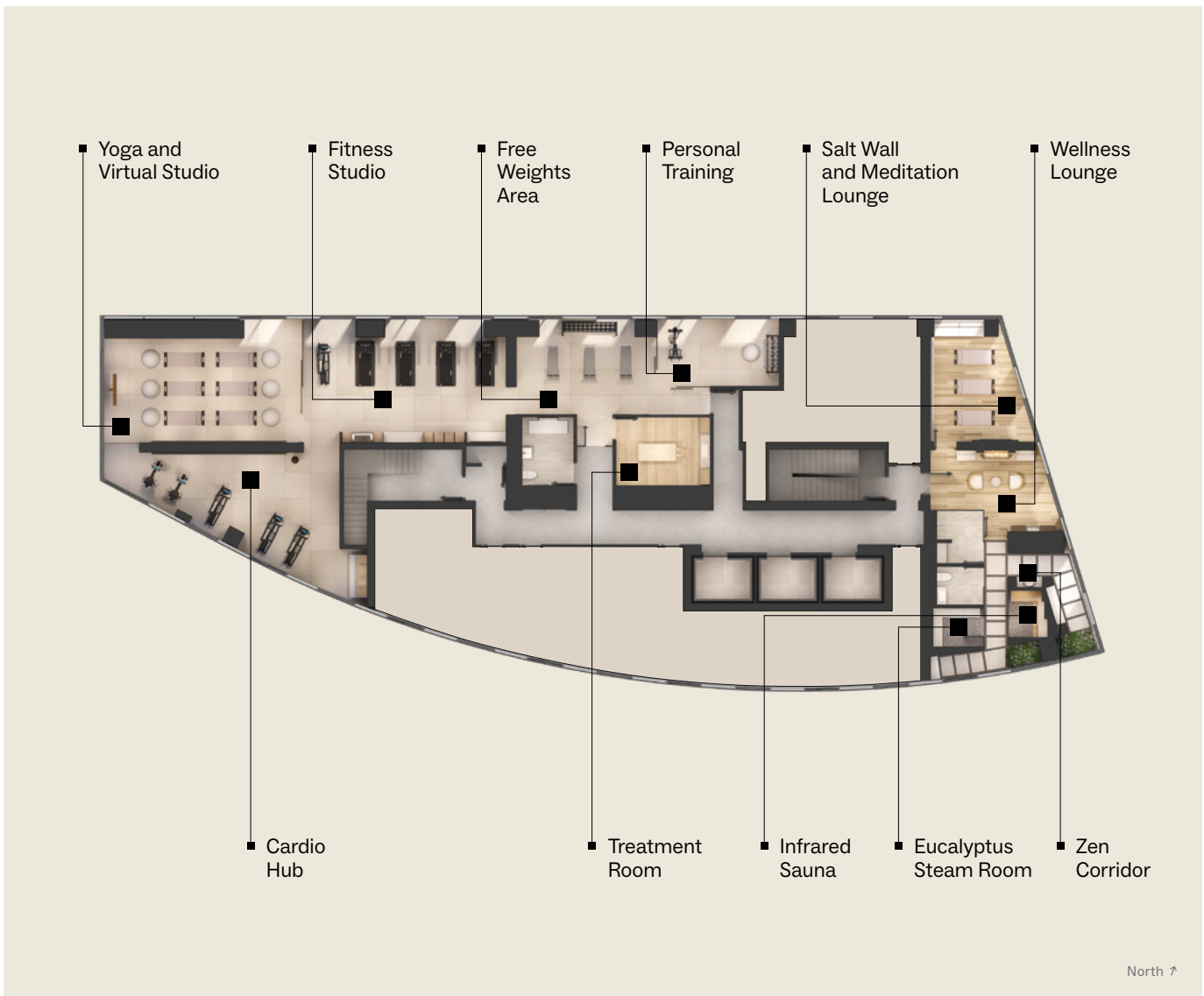






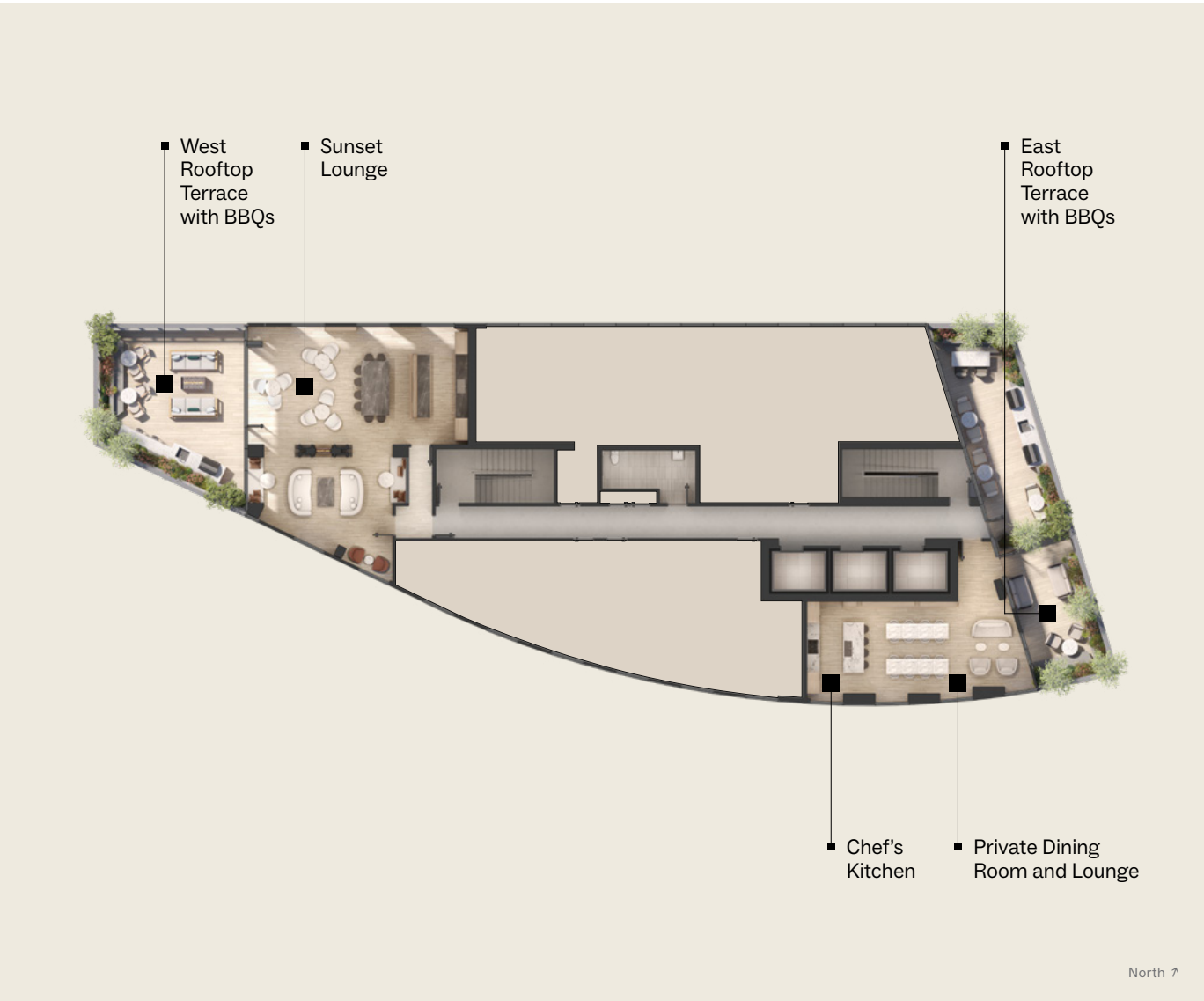
Second-Floor Amenities

Park Road's second-floor amenities combine its design-forward commitment with a collection of trusted fitness and wellness selections. Set new training goals with the Fitness Studio's range of equipment and exercise areas. Discover untapped relaxation methods in facilities intended to holistically rejuvenate mind and body.



Rooftop Amenities

Usher in celebrations or hold casual receptions above the city. Park Road's multifunctional rooftop amenities enhance any gathering. Start in the Sunset Lounge, with its luxe furnishings, before experiencing Yorkville under the stars on the West Rooftop Terrace. Treat friends to your hosting style in the Private Dining Room and Lounge.











Private Dining Room and Lounge

Park Road's Private Dining Room and Lounge deepens intimate moments that can only be completed with an outstanding meal and a glass of wine. Whether guests are treated to a catered spread or a home-cooked meal you prepared in the Chef's Kitchen, this amenity conveys togetherness.



Park Road aspires to create a refined living experience that reflects the upscale lifestyle associated with Yorkville, offering a sanctuary amidst the vibrant energy of the city. The amenities thoughtfully echo this design philosophy.

Elaine Cecconi
Founder, Cecconi Simone

C E C C O N I S I M O N E

An international, multidisciplinary interior design firm, Toronto's Cecconi Simone has met with continued success since it was established in 1982. The firm's award-winning interiors span sectors as wide-ranging as retail, corporate, hotel-hospitality, and residential. Cecconi Simone's work can also be found in global destinations such as the United States, Anguilla, Italy, the United Arab Emirates, Qatar, India, and China.

Cecconi Simone's comprehensive efforts are central to its whole design philosophy; the belief that a cross-pollination of design experience leads to a deeper understanding of how people live their lives and the design needs that arise from those lifestyles.





Wellness at Park Road

Explore the nurturing benefits of aromatherapy in Park Road's Eucalyptus Steam Room. Expand traditional sauna relaxation with infrared technology. Clear the mind with the Salt Wall in the Meditation Lounge. Enter a state of calm attentiveness in the Zen Corridor. Park Road's spa-inspired wellness spaces activate the senses while introducing new ways to restore equilibrium.

Fitness Studio

An understanding that health goals are diverse and unlimited informs Park Road's assortment of fitness amenities. Lift your personal best in the Free Weights Area. Improve heart health with various cardio options. Increase flexibility in the Yoga and Virtual Studio. These conveniences inspire any exercise plan while leaving room for advancement.



CHAPTER NO. 4

RESIDENCES



Fitness Studio

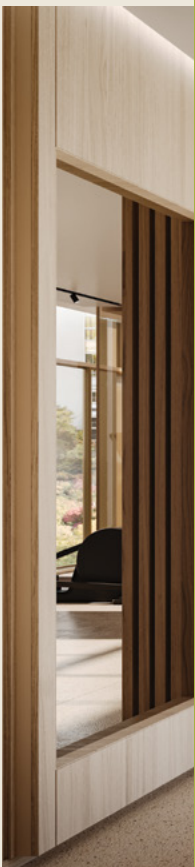
An understanding of your needs and preferences. Unlimited information and amenities. Lift your living space. Improve your lifestyle. Increase flexibility and convenience in your room for advanced living.

An ode to liveable opulence

Sophisticated yet approachable, Park Road's residences implement a contemporary design of layers and elements that create a depth of experience. An elegant and ornate palette of materials elevates finishes, from lighting to appliances and fixtures, throughout.

Open shelving in the two-toned kitchen lends itself to adding touches that express individual taste. Millwork accents complement your distinct style. Miele appliances, Kohler fixtures, a quartz backsplash, and under-cabinet kitchen lighting are the standard, rather than the exception.

Entertain guests with splendid city sights of Rosedale Valley Ravine views from the large windows that bathe your residence in natural light. Retreat to your bedroom, where carefully-selected features and finishes underline rest and relaxation. Find moments of repose under the spa-like shower of your custom bathroom, outfitted with Kohler fixtures.









A celebration of life in harmony,
Park Road perfectly balances
modern convenience and tasteful
opulence. Immerse yourself in
a curated residential experience
that surpasses all expectations
of sophisticated comfort.

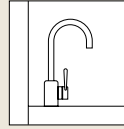
In a true expression of Yorkville's pre-eminent lifestyle,
Park Road's residences transcend the everyday.
Remarkable inclusions and expertly-matched details
characterize the living space. Simultaneously a place
of distinction and a haven of serenity, a Park Road home
is imbued with a feeling of leisurely retreat from the buzz
of the world outside.

FEATURED SUITE PROGRAMMING



Miele

With Miele's impeccable range of outstanding home appliances, each meal you create becomes unforgettable. Reach the height of culinary excellence with cutting-edge ovens and precision cooktops that denote quality and performance.



Kohler

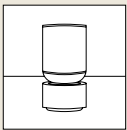
A leader in innovative design that considers aesthetic, Kohler's premier fixtures enhance Park Road residences. The featured Pursuit Collection is the epitome of style and functionality.



SmartOne

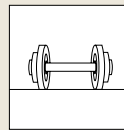
Transform the way you interact with your home. Integrated SmartOne solutions include a single interface wall pad, a dedicated lobby phone, and a keyless digital door lock for enhanced security.

FEATURED AMENITY PROGRAMMING



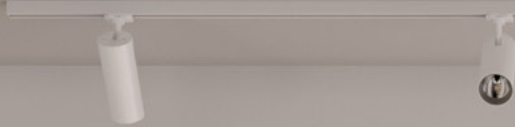
Bang & Olufsen

An exclusive collaboration between Park Road and Bang & Olufsen takes you on the ultimate audiovisual journey. Entertain guests with state-of-the-art technology that produces an augmented symphony of sound and picture quality.



Technogym

Exclusive access to fitness solutions by leading designer Technogym helps to optimize your well-being. Complement your workouts with Park Road's high-tech cardio equipment and personalized training programs.





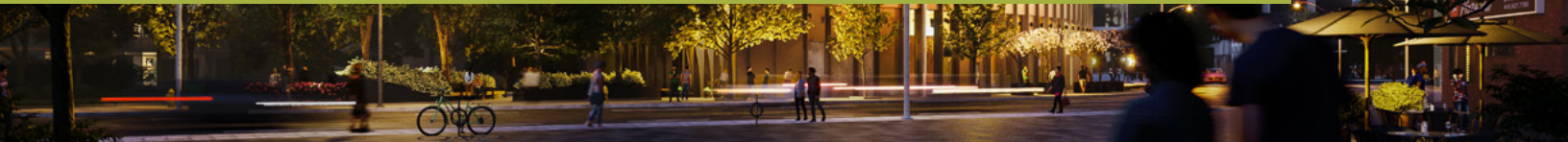
Bathroom

Get ready for whatever the day brings with the bathroom's custom vanity, enhanced by select Kohler fixtures and integrated lighting, alongside attached storage. As you wind down later on, wash the daytime away under the soothing spa-like shower. The bathrooms of Park Road's residences create an inner sanctum of tranquility.



CHAPTER NO. 5

DEVELOPER



Bathroom

Get ready for w
custom vanity, c
integrated light
down later on, v
spa-like shower
create an inner

Developing premium projects
and lasting relationships
through passionate people
and exceptional partnerships.



CAPITALDEVELOPMENTS.COM



Capital Developments is an established Toronto-based developer with a history of delivering on its promises.

Since it was founded over 15 years ago, Capital Developments has developed 2 million square feet in AAA transit-oriented locations. Currently, the developer has 1.5 million square feet under active construction. This includes a 62-storey luxury tower at 11 Yorkville and a 69-storey tower at 8 Elm.

Wherever Capital Developments builds, be it at Azura in North York, the West Block in the downtown core, or at 2131 Yonge Street in Midtown, formerly the Art Shoppe Condos, it sets new standards for quality of delivery.



Azura Condominiums



11 Yorkville

8 Elm on Yonge





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